



# Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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**To:** Salt Lake City Planning Commission

**From:** Lauren Parisi, Principal Planner, [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com) or 801-535-7226

**Date:** January 8, 2020

**Re:** Detached Accessory Dwelling Unit – Conditional Use (PLNPCM2019-00999)

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## Conditional Use

**PROPERTY ADDRESS:** 2651 S. Imperial Street  
**PARCEL ID:** 16-21-452-010  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** R-1/7,000 (Single Family Residential)

**REQUEST:** Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot accessory dwelling unit (ADU) to be located to the back, northeast corner of the property at approximately at 2651 S. Imperial Street. The property zoned R-1/7,000 (Single-Family Residential), where ADUs must be processed as a conditional use.

**RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff:

1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

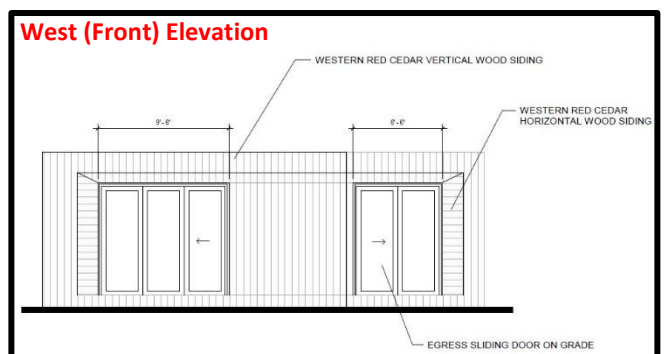
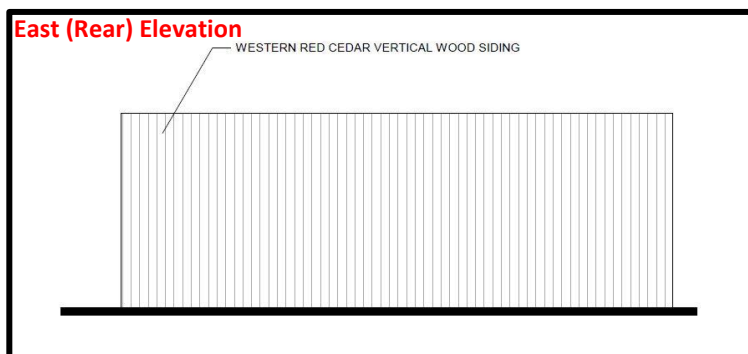
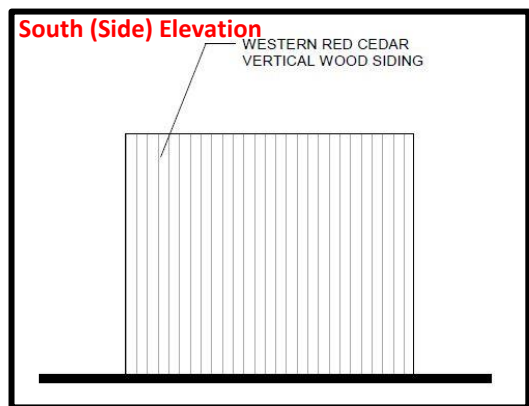
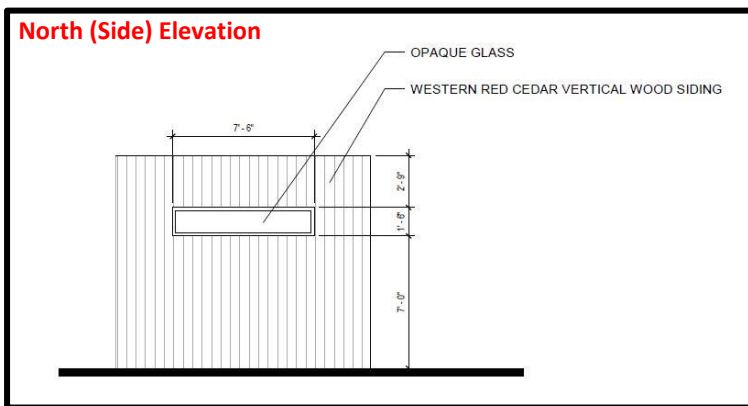
### ATTACHMENTS:

- A. [Vicinity Map & Property Photos](#)
- B. [Application Materials](#)
- C. [ADU Zoning Standards](#)
- D. [Conditional Use Standards](#)
- E. [Public Process & Comments](#)
- F. [Department Review Comments](#)

**PROJECT DESCRIPTION:**

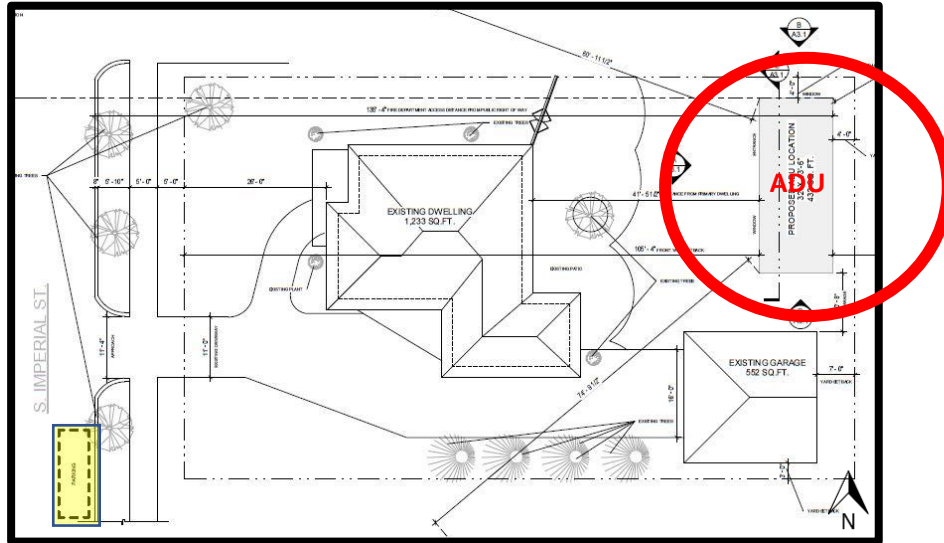
The proposed project is for the construction of a detached accessory dwelling unit (ADU) located in the back, northeast corner of the property at approximately 2651 S. Imperial Street. The ADU will be 432-square feet in area with a living room, bedroom and bathroom all on the same floor. It features a flat roof and is approximately 11'3" in height. Parking will be accommodated in the front of the house on the street as highlighted in yellow on the site plan.

The primary exterior building material is western red cedar vertical wood siding. Two sliding doors will be located on the front of the ADU facing the back of the primary house on the property. A smaller horizontally oriented window with opaque glass will also be located on the north side of the ADU. The ADU itself sits 4 feet from the side (north) property line and 4 feet from the rear (east) property line. Single-family homes are located to the north, south, east and west of the subject property.



## PLANNING COMMISISON REVIEW:

The property is located in the R-1/7,000 zoning district, which is a single-family zoning district. Conditional use approval is required for any ADU located in a single-family zone. Notice was sent to properties owners and tenants within 300 feet of the site on October 28, 2019 and no comments or concerns were received. The fire reviewer did have some concerns regarding fire access requirements; however, this can be addressed by installing fire sprinklers in the unit as documented within the application materials. For complete analysis and findings in relation to the Conditional Use standards please refer to [Attachment D](#).



## NEXT STEPS:

### Approval of Conditional Use

If the request is approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

### Denial of Conditional Use

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If the Planning requests are denied, the applicant would not be able to construct an ADU. An accessory structure could still be constructed on the property subject to meeting zoning requirements, however, it could not be used as an accessory dwelling. Accessory structures in the R-1/7,000 zoning district must be located a minimum of 1 FT from the side and rear property lines, meet the lot coverage requirements, and the permitted maximum height for a pitched roof accessory building is 17 FT to the midpoint or 12 FT for a flat roof.

## ATTACHMENT A – VICINITY MAP & PROPERTY PHOTOS







Subject property at 2651 S. Imperial Street looking east.



North side of subject lot where proposed ADU is to be located to the rear.





Existing driveway along the south side of the house.



Proposed on-street parking space on Imperial Street in front of the house.

## **ATTACHMENT B – APPLICATION MATERIALS**

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THE MODAL 01 is a one-bedroom, one-bathroom, 432-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018). Ceilings are 9 feet tall. Bed, daybed and cabinetry are built in, kitchen is fully equipped, a full-size bathroom, composite glass front door two independently-zoned heating/cooling units, and LED lighting. Unit weighs 10 tons/20,000 pounds. Dimensions are 32' long x 13'6" wide, and 11'3" tall with 432 square feet of living space. The foundation will be poured concrete footings and a site built concrete foundation skirting around the perimeter of the unit. The exterior facade is 6-inch tongue-and-groove painted and sealed western red cedar. Construction materials are 2x6 wood frame, double-plated top and bottom framing, TPO roofing system with an internal drain. R50 roofing/flooring insulation values, R22 wall insulation, and double pane composite 4 windows and doors. Baltic Birch cabinetry throughout, Quartz countertops, 3Form custom shower surround and kitchen backsplash, Euro glass shower divide, and engineered hardwood floors. The unit is built offsite, then shipped to the site in a fully completed state.

This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 2651 S Imperial St, currently a single-family home located in the R-1/7,000 zone. Proposed ADU location is at the north east end of the rear yard with the entrance facing the west side of the property. There is an existing garage that measures at 552 SF and will be a distance of 10'-8" from the proposed ADU. Setbacks are as follows: rear-yard: (4'), front-yard: (105'- 4"), distance from primary structure: (41' - 5 ½"). Entrance is located on the northwest side of the ADU with another window on the south west side and an additional window on the north side. There will be a 135 - 4" distance from the public right of way for fire department access and a 506' - 3" distance from the nearest fire hydrant location. Proposed use is as a rental property. The owner intends to comply with all applicable laws and ordinances. Total building coverage will be 23% including the primary dwelling (1,233 SF), the detached garage (552 SF), and the ADU (432 SF). Rear-yard coverage will be 23% with the ADU and the garage. Parking for ADU occupants will be on-street parking in front of the home.

- Operating/Delivery Hours: N/A
- Adjacent Land Uses: Residential
- Employees: N/A
- Seats: N/A
- Nearby property owners: The project has not been discussed with nearby property owners; however, we look forward to their feedback during the community council, open house, and planning commission meetings.



SITE GENERAL NOTES

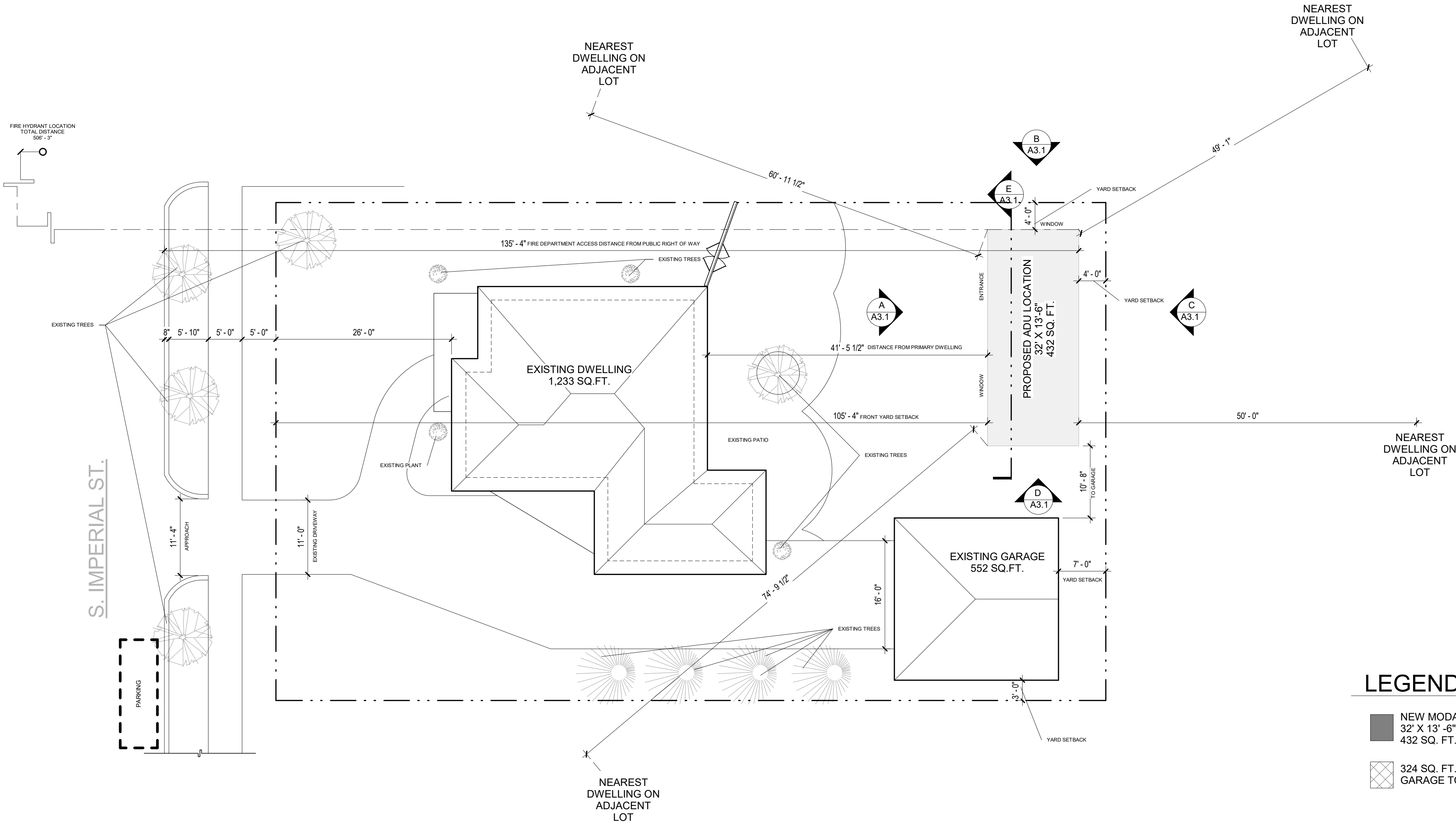
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

16 OCTOBER 2019

REVISIONS

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE DESIGNER. NO PARTS OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS. THE USER OF THESE DRAWINGS OR SPECIFICATIONS ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS PROVIDED HEREIN. THE USER OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS PROVIDED HEREIN. THE USER OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

- \* DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- \* BUILDER/ OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- \* PROVIDE FINISH GRADING AWAY FROM THE UNIT ON ALL SIDES AT A MINIMUM OF 6" IN. FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPED AREAS, THEN MAINTAIN 2% MIN. HORIZONTAL SLOPE IN GRADE THEREAFTER TO APPROVED DRAINAGE AREAS.
- \* PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- \* SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
- \* MAINTAIN NATURAL EXISTING GRADE AT REAR AND SIDES OF LOT WHERE POSSIBLE TO RETAIN STORM WATER. NO RUNOFF ONTO ADJACENT PROPERTIES.
- \* EXCAVATOR AND CONTRACTOR TO VERIFY ALL EXISTING UTILITIES- CALL BLUE STAKES!



LEGEND

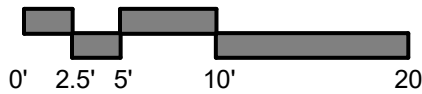
- NEW MODAL 01  
32' X 13'-6"  
432 SQ. FT.
- 324 SQ. FT. 18' X 18'  
GARAGE TO BE DEMOLISHED

SQUARE FOOTAGE LEGEND

LOT SIZE:	9583 SQ. FT. (.22+ ACRES)
HOME FOOTPRINT SQ. FT.:	1233 SQ. FT.
GARAGE SQ. FT.:	552 SQ. FT.
PROPOSED ADU SQ. FT.:	432 SQ. FT.
EXISTING LOT COVERAGE:	19%
LOT COVERAGE + ADU:	23%
EXISTING REAR YARD COVERAGE:	13%
REAR YARD COVERAGE + ADU:	23%

SITE  
PLAN

SCALE: 1" = 10'-0"



A NEW DESIGN FOR THE :

COLLET RESIDENCE

2851 S IMPERIAL ST. SALT LAKE CITY, 84106

A1.2

SITE PLAN

[illegible]

A NEW DESIGN FOR THE :  
COLLET RESIDENCE  
2851 S IMPERIAL ST. SALT LAKE CITY, 84106

### A3.1

" ELEVATIONS &  
SECTION

e 10



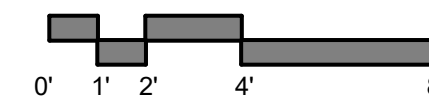
## WESTERN RED CEDAR HORIZONTAL WOOD SIDING

— EGRESS SLIDING DOOR ON GRADE

EAST ELEVATION

## ELEVATION

SCALE: 1/4" = 1'-0"



BEDROOM

## ENTRY

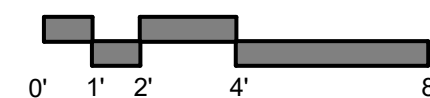
EXISTING GRADE

— PROPOSED GRADE

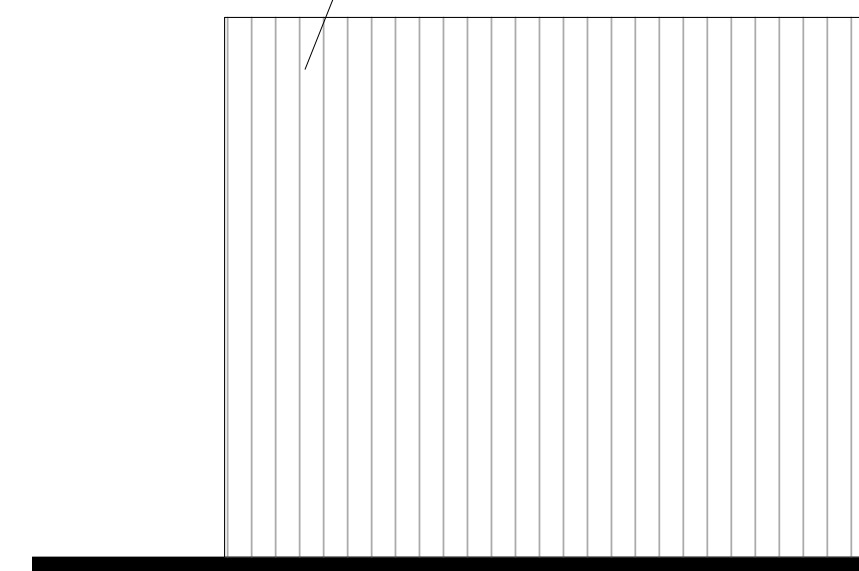
## SECTION

## SECTION

SCALE: 1/4" = 1'-0"



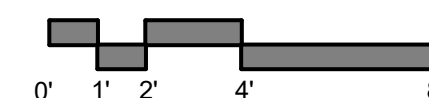
— WESTERN RED CEDAR  
VERTICAL WOOD SIDING



SOUTH ELEVATION

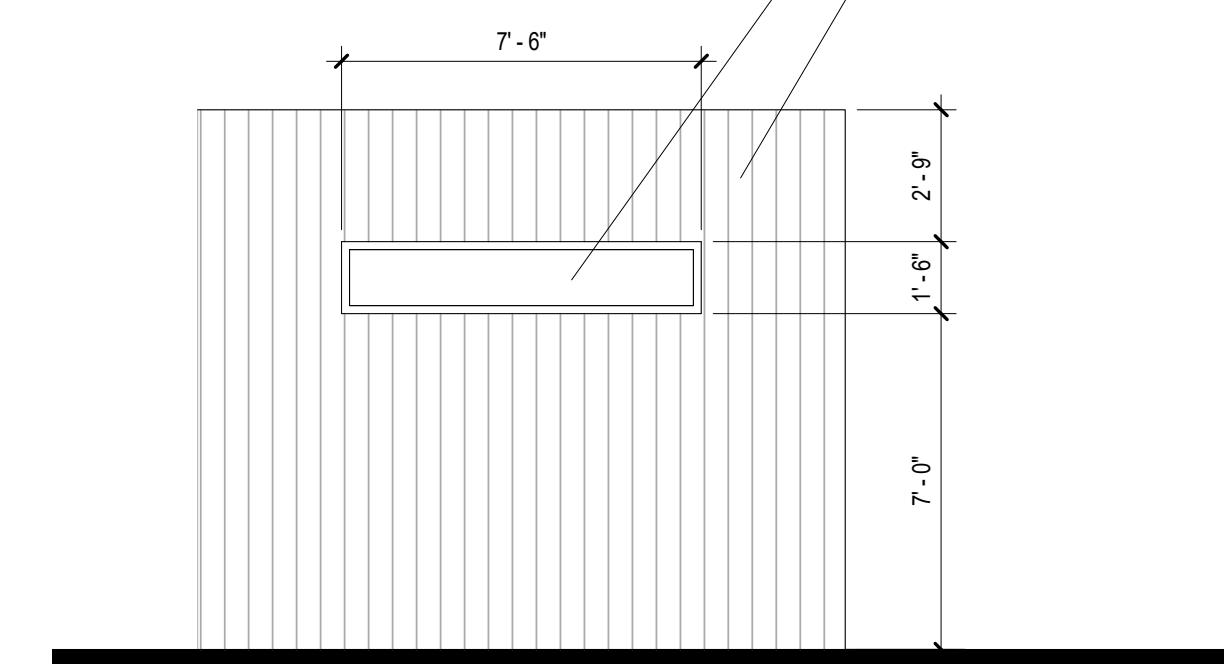
## SECTION

SCALE: 1/4" = 1'-0"



— OPAQUE GLASS

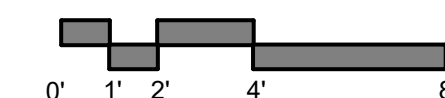
— WESTERN RED CEDAR VERTICAL WOOD SIDING

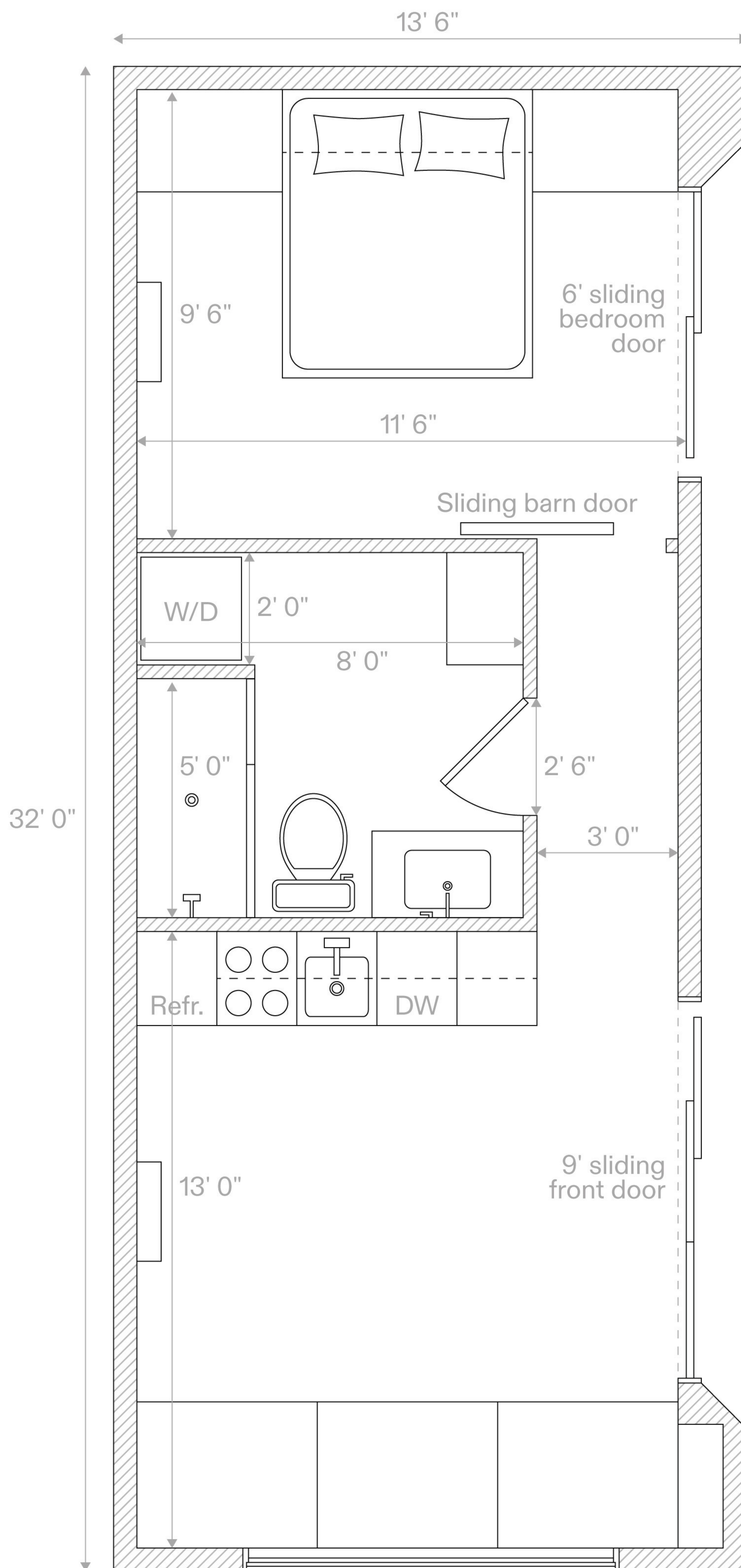


NORTH ELEVATION

## DELEVATION

SCALE: 1/4" = 1'-0"





MODAL 01  
1 Bedroom  
Footprint: 432 sq ft



503.1.1 Buildings and facilities.

("Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall. This definition was placed in affect as per FPB (6-8-18) )

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

NFPA 13

NFPA 13-D

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

# ATTACHMENT C – ADU ZONING STANDARDS

## 21A.40.200 – ACCESSORY DWELLING UNITS:

ADU STANDARDS	PROPOSED	COMPLIES (Y/N)
<b>SIZE:</b> ADU footprint shall not exceed <b>50% of footprint of principal dwelling</b> , up to a <b>maximum of 650 sf.</b>	The footprint of the principal dwelling on the property is 1,233 square feet and the footprint of the proposed ADU is 432 square feet.	<b>Complies</b>
<b>MAXIMUM COVERAGE:</b> The surface coverage of all principal and accessory buildings shall not exceed <b>40% of the lot area.</b>	Lot area measures 9,378 sf (40% coverage) = <b>3,751 sf maximum building coverage</b>  Proposed coverage of combined principal and accessory structures on the lot (including the existing detached garage) is <b>2,217 square feet or 27% of the total lot area.</b>	<b>Complies</b>
<b>HEIGHT:</b> Shall not exceed the <b>height of the single-family dwelling on the property</b> or <b>17 feet</b> , whichever is less.  *If the principal dwelling is over 17 feet in height, the ADU may be equal in height up to a maximum of 24 feet if 10 foot side and rear yard setbacks are provided. The setback for additional height may be reduced to 4 feet if the side or rear lot line is adjacent to an alley.	The height of the existing home on the property is 18'9" and proposed ADU will be <b>11'3" tall.</b>	<b>Complies</b>
<b>SETBACKS:</b> New accessory structures shall be located a minimum of <b>4 feet</b> from any side or rear lot line.	The proposed ADU will be located in the back, northeast corner of the property <b>4 feet from the rear (east) property line</b> and <b>4 feet from the interior (north) property line.</b>	<b>Complies</b>
<b>SEPARATION:</b> Shall be located a minimum of <b>10 feet</b> from any primary dwelling on the property or adjacent property	The site plan (Sheet A1.2) has the 10-foot required separation labeled from the proposed ADU to the house on the subject property and the houses to the north, east and west, which are all greater than 10 feet.	<b>Complies</b>
<b>ENTRANCE LOCATIONS:</b> The entrance to an ADU in an accessory building shall be located:  <b>(1)</b> Facing an alley, public street, or facing the rear façade of the single-family dwelling on the same property. <b>(2)</b> Facing a side or rear property	The proposed entry is facing rear of the single-family dwelling on the same property and does not have any exterior stairs.	<b>Complies</b>

<p>line provided the entrance is located a minimum of <b>ten feet (10')</b> from the side or rear property line.</p> <p><b>(3)</b> Exterior stairs leading to an entrance shall be located a minimum of <b>ten feet (10')</b> from a side or rear property line unless the applicable side or rear property line is adjacent to an alley in which case the minimum setback for the accessory building applies to the stairs.</p>		
<p><b>REQUIREMENTS FOR WINDOWS:</b></p> <p><b>(1)</b> Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</p> <p><b>(2)</b> Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</p>	<p><b>(1)</b> The ADU will have one clerestory window with opaque glass on its north façade that is closer than 10 feet to the north (side) property line.</p> <p><b>(2)</b> Clerestory windows are encouraged on walls of ADUs closer than 10 feet to a property line and the other windows on the west façade are a part of fixed sliding doors. Additionally, the windows will not be visible from the public way.</p>	<p><b>Complies</b></p> <p><b>Complies</b></p>
<p><b>PARKING:</b> Minimum of <b>one parking space</b> on site</p> <p>*This requirement may be waived if there is legal on-street parking along the street frontage of the property OR if the property is within ¼ mile of a transit stop.</p>	<p>There is an existing 2-car garage on the site that accommodates the parking for the single-family home and a legal on-street parking spot has been designated on Imperial Street for the proposed ADU.</p>	<p><b>Complies</b></p>



# ATTACHMENT D – CONDITIONAL USE STANDARDS

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## 21A.54.080 Standards for Conditional Use

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

**1. The use complies with applicable provisions of this title;**

**Analysis:** The proposed ADU use is in the R-1/7,000 zoning district which allows for an ADU to be approved through the conditional use process subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in [Attachment C](#), the ADU complies with the requirements of 21A.40.200.

**Finding:** The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

**2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**

**Analysis:** The proposed ADU is anticipated in the R-1/7,000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements in terms of setbacks and separation requirements between adjacent houses and the primary house on the property. All of the surrounding uses are single-family residential homes and the proposed ADU is also a residential use.

**Finding:** The proposed development and use is generally compatible with the surrounding uses. It is a residential use located in a residential neighborhood.

**The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

**Analysis:** The proposal is located within the Sugar House Master Planning Area. Most of the area was filled in with single-family dwellings with architectural styles ranging from cottages to bungalows. The master plan designates the future land use of this area as low density residential and the existing zoning on the property is R-1/7,000, single family residential.

*The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

The purpose of accessory dwelling units are to:

- 1) Create new housing units while respecting the appearance and scale of single-family residential development;
- 2) Provide more housing choices in residential districts;
- 3) Allow more efficient use of existing housing stock, public infrastructure, and the embodied energy contained within existing structures;
- 4) Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
- 5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- 6) Broaden the range of affordable housing throughout the City;
- 7) Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;
- 8) Support transit oriented development and reduce auto usage by increasing density near transit; and
- 9) Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwellings in historic structures.

The proposed ADU is consistent with the following Residential Land Use Goals included in the Central Community Master Plan:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure preservation of low-density residential neighborhoods.
- Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- Support the efforts of the Housing Division and the Redevelopment Agency to provide residential construction in all qualifying neighbor-hoods within the Central Community.

The proposal is also consistent with the goals and policies outlined in *Growing SLC: A Five Year Housing Plan* which aims to increase housing options, promote diverse housing stock, and allow for additional units while minimizing neighborhood impacts.

**Finding:** The proposed use is consistent with applicable adopted city planning policies, documents, and master plans.

- 3. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).**

## **21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

<b>Criteria</b>	<b>Finding</b>	<b>Rationale</b>
<b>1. This title specifically authorizes the use where it is located</b>	<b>Complies</b>	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/7,000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, height, setbacks, distance to other houses, etc. as outlined in <a href="#">Attachment C</a> .
<b>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</b>	<b>Complies</b>	<p>The use is located in an area zoned and designated by the associated master plan for low density residential.</p> <p>This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, several residential land use policies in the Central Community Master Plan and supports goals outlined in Growing SLC: a Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.</p>
<b>3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area</b>	<b>Complies</b>	An ADU is residential in nature and the subject property is in a single-family residential neighborhood. The unit will also be relatively compact with a footprint of 432 square feet.
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The scale of the proposal will be compatible with the main house on the property and meets the footprint and height requirements for an ADU. Though it has a flat roof unlike neighboring homes, it does not exceed the 17-foot height limit for ADUs. Its location in the



		corner of the site that minimizes impacts to adjacent properties.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The main house and ADU on the subject property will be accessed by a driveway off of Imperial Street. No new access points are proposed and the proposal will not impede traffic flows.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	The site will be laid out similar to all of the other single-family lots on the block with a driveway backing out on to Imperial Street. A legal, on-street parking space has been designated on Imperial Street for the ADU so the required off-street parking can be waived. It's not anticipated that the addition of the accessory unit will create any adverse impacts in terms of motorized, non-motorized and pedestrian traffic.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The proposed ADU will not affect circulation for pedestrians and bicycles in the area.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	The site will be laid out similar to all of the other single-family lots on the block with a driveway backing out on to Imperial Street and will not have an unreasonable impact on the street.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	A legal, on-street parking space has been designated on Imperial Street for the ADU so the required off-street parking can be waived.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	The Public Utilities did not identify any major concerns with the proposal.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The surrounding properties are all residential uses and the proposed use is also residential. The window on the north side elevation of the ADU that are within 10 FT of a property line will be clerestory with obscured glazing. The ADU will also be located in the northeast corner of the property minimizing its impact on the adjacent single-family homes.
<b>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any</b>	<b>Complies</b>	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption.

adjacent property, including cigarette smoke		
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	The proposed use is an accessory residential structure and is compatible with the surrounding uses are also residential.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	Signs are not associated with this proposal. Any lighting on the accessory structure is not expected to have a negative impact on the surrounding uses or otherwise cause a nuisance.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	The property is not located within a Local Historic District and the proposal does not involve removal or any historic resources or structures.

**Finding:** In analyzing the anticipated detrimental effects of the proposed use, Staff finds that with the conditions identified in the analysis, the request complies with the criteria listed above.

## **ATTACHMENT E – PUBLIC PROCESS & COMMENTS**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- October 28, 2019 – Notice of the proposed ADU was provided to the Sugar House Community Council as well as property owners and residents within 300 FT of the project.
- November 18, 2019 – The applicant and Planning Staff attended a small community focused meeting hosted and organized by the Sugar House Community Council's Land Use Committee. During the meeting, attendees asked general questions about the ADU's height, distance from adjacent property lines, privacy, parking, as well as owner occupancy requirements for all ADUs in general. They asked if the adjacent property owners had any comments regarding the proposal, to which they applicants and city staff indicated that no public comments had been received at that point. There was also a general discussion about the affordability of ADUs and how the conditional use and building permit process has been for the applicants.

### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on December 27, 2019.

Public notice posted on City and State websites and Planning Division list serve December 27, 2019.

Public hearing notice posted on December 27, 2019

### **Public Input:**

The Sugar House Community Council sent a review letter attached to this staff report.





Find all our information at  
SUGARHOUSECOUNCIL.ORG

December 15, 2019

TO: Salt Lake City Planning Commission

From Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council

RE: PLNPCM2019-00999 Conditional se Request  
Accessory Dwelling Unit at 2651 Imperial Street

This application is for a pre-fab accessory dwelling unit module 432 square feet and 11'3" high. It is built by modal ([www.livemodal.com](http://www.livemodal.com)) with all the furniture and cabinets built into the unit.

This product is built off site, and trucked in, probably put in place using a crane. The plans provided are very basic and difficult to read. There is no way to get a feel for how this building might impact the neighboring properties, except for being able to look at the location of the building footprint on the lot. The picture on the website for a "new modal 01" indicates a two story building, with what appears to be three garage units underneath, and the living space on the second level. The text for this application shows this will be 11' tall, and the drawings do not show a garage. The site plan we were provided is labeled "new modal01". The siding is a tung and groove material.

There is one parking spot on the street. We have concern about allowing parking on the street. This location is probably fine, but we have already seen another one in ELPCO where the street is already packed with cars, and it is unrealistic to expect the person will be able to park in front of the house. Approval for this type of parking should be on a case by case basis.

The existing garage will be torn down to make room for this accessory dwelling unit. The building appears to meet all the required setbacks. The description provided by the petitioner consists of two drawings. We assume that since the first Modal ADU that came before us and this one, they have corrected the issue of the foundation and are now planning to build this with the required continuous concrete foundation around the entire structure.

We did put flyers on the porch of all the neighboring houses, and the plans on our website. We had no comments from the neighbors and no one attended the Land Use meeting where this was discussed. It would be helpful, in the future, to receive a complete application with better drawings and a description of the proposal that actually tells us something about what is being requested. This project appears to meet the requirements of the ordinance. With lackluster enthusiasm, you could approve this.

## **ATTACHMENT F – DEPARTMENT REVIEW COMMENTS**

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### **Building Code** (William Warlick) –

For purposes of building code compliance of the building permit application (a separate process), significant additional information will be required.

### **Engineering** (Scott Weiler) – No objections

### **Fire** (Douglas Bateman) –

Fire apparatus access road shall extend to within 150-feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an \*\*approved route around the exterior of the building. The submitted drawings show the fire access as a straight line through the building.

For Group R-3 and Group U occupancies, fire hydrants shall be within 600-feet of all exterior portions of the buildings as measured by an approved route around the building.

\*\*"Approved" is defined as the height of the structure times 70 % plus 4 feet will be the dimension measured from the exterior wall.

### **Public Utilities** –

**Transportation** (Michael Barry) – It appears that parking can be satisfied for the ADU with tandem parking.

### **Zoning** (Scott Browning) –

Need to see additional parking space approved location (21A.40.200.E.1.g)

Windows closer than 10' to side property line (north elevation), if required by code, to be no larger than necessary (21A.40.200.E.3.g.1)